

# COMMUNITY DESIGN REVIEW

---

**Craig Gross, Section Manager**

**Telephone Number: (520) 791-5550**

Community Design Review provides a centralized subdivision and development plan submittal intake center for architects, engineers, property owners, and consultants.

The focus of the section is to direct plans to an assortment of agencies, including:

City: *(Community Planning, Engineering, Fire, Floodplain, Police, Traffic, Water, Zoning Review),*  
County: *(Addressing, Assessor's Office, Pima Association of Governments, Wastewater),*  
State: *Arizona Department of Transportation, Tucson International Airport)*  
Utilities: *(Southwest Gas, Tucson Electric Power, U.S. Postal and U.S. West)*

for code compliance review and to provide the applicants with resubmittal and approval information and procedures.

Community Design Review office staff track development plan and subdivision review from the point of application to Mayor and Council approval and recordation in addition to serving as a central point of contact for reviewers and applicants during the review process.

Community Design Review Committee approval is typically required prior to the submittal of grading plans and/or building plans for permitting.

Community Design Review office staff provide information about proposed and current construction subdivision and development plan projects to interested members of the community.

## DEVELOPMENT PLAN DEFINITION

Drawing of a project that provides detailed information, which shows how a proposed project will be developed in compliance with City regulations. A Development Plan may be required as a condition of annexation, rezoning or special exception, or as a continuation of a previously approved subdivision plat. Development Plans shall be prepared in conformance with the requirements of Section 5.3.8 of the Tucson Land Use Code.

## SUBDIVISION DEFINITION

The division of improved or unimproved land for the purpose of financing, sales, or lease, whether immediate or future, into two (2) or more lots, tracts, parcels, or any such property, the boundaries of which have been fixed by a recorded plat, into more than two (2) parts. A Subdivision Plat is required for multi-lot housing developments, condominium projects, multi-lot commercial development, and other similar developments. Subdivision Plats shall be prepared in conformance with the requirements of Section 4.1.3 of the Tucson Land Use Code.